

VILLAGE OF CHASE

BUILDING REGULATIONS BY-LAW NO. 165 1977

By-Law #165 being a by-law for the administration and enforcement of the National Building Code and the British Columbia Plumbing Code, in the Village of Chase.

WHEREAS Section 719A of the Municipal Act and the regulations thereunder provide that the above mentioned Codes apply to the Village of Chase.

AND WHEREAS it is deemed desirable and expedient to make provision for the administration and enforcement of the said Building Codes within the Village of Chase:

THEREFORE the Municipal Council of the Village of Chase, in open meeting assembled, enact as follows:

PART 1 SCOPE AND DEFINITIONS

SECTION 1.1 SHORT TITLE

Subsection 1.1.1. This By-Law may be cited as Building By-Law # 165

SECTION 1.2 SCOPE

Subsection 1.2.1. The National Building Code of Canada, 1977, NRCC # 15555, parts 1, 3, 4, 5, 6, 8 and 9 and as amended from time to time by the Associate Committee on the National Building Code, (hereinafter called the 'Building Code', incorporated as Appendix A hereto) and the British Columbia Plumbing Code 1972 as amended, added to, or varied from time to time by the Lieutenant Governor in Council, (hereinafter called the 'Plumbing Code' incorporated as Appendix B hereto), are hereby adopted and declared to form and to be an integral part of this By-Law and to have full force and effect as if they were expressly contained and enacted herein.

Subsection 1.2.2. This By-Law applies to the design, construction and occupancy of new buildings, and the alteration, reconstruction, demolition, removal, relocation and occupancy of existing buildings.

Subsection 1.2.3. The provisions of this By-Law shall be subject to the restrictions imposed by the Zoning By-Law of the Village of Chase.

Subsection 1.2.4. Where any Provincial Act or Regulation or any other Village By-Law may apply to any matter covered by the By-Law, compliance with this By-Law shall not relieve the owner or his agent from complying with the provisions of such other Act, Regulation or By-Law.

SECTION 1.3 (ADDITIONAL) DEFINITIONS

"Agent" includes a person, firm, or corporation representing the owner, by designation or contract, and inter alia includes a hired tradesman or contractor who may be granted permits for work within the limitations of his licence.

"Authority having jurisdiction" means the Village of Chase acting through its Municipal Council and its duly appointed Building Inspector.

"Building" means any building, structure or erection of any kind, placed, constructed or erected on any real property or other building, structure or erection.

"Building Code" means parts 1, 3, 4, 5, 6, 8 and 9 of the National Building Code of Canada, as amended from time to time by the Associate Committee, and the British Columbia Plumbing Code, as amended, added to or varied by Regulations made under the Section 719A of the Municipal Act.

"Building Inspector" means the person appointed from time to time by the Council for the purpose of inspecting any building or construction and enforcing the provisions of this By-Law.

"Construction" means any erection, repair, alteration, enlargement, addition, demolition, removal or excavation.

"Council" means the Municipal Council of the Village of Chase.

"Owner" means the registered owner as the name appears on the records of the Land Registry Office, or, if there is registered an agreement for sale or purchase, "owner" means the person registered as the last holder either directly or by assignment of such agreement for sale.

"Person" means a natural person, his heirs, executors, administrators, or assignees and shall also include a firm, corporation, municipal or quasi-municipal corporation or government agency. Singular includes plural, male includes female.

"Real Property" means land and land together with all improvements which have been affixed to the land as to make them a part thereof.

Part 2 of the National Building Code of Canada, 1977, is hereby deleted and the following substituted therefore:

PART 2 ADMINISTRATION

SECTION 2.1 APPLICATION

Subsection 2.1.1. The application of this By-Law shall be in accordance with Subsections 2.1.2. through 2.1.10 except as otherwise provided in Subsection 2.1.11 and 2.1.12.

Subsection 2.1.2. When a building or part thereof is constructed, either on site or as a factory built unit or component, this By-Law applies to the design and construction of the building.

Subsection 2.1.3. When the whole or any part of a building is moved, or demolished, this By-Law applies to the parts moved or demolished and to any part affected by the change.

Subsection 2.1.4. When a building is altered this By-Law applies to the whole building except that the By-Law shall apply only to part of the building if that part is completely self-contained with respect to the facilities and safety measures required by this By-Law.

Subsection 2.1.5. When repairs are made to a building this By-Law applies to such repairs.

Subsection 2.1.6. When the use or occupancy of a building is changed this By-Law applies to all parts of the building affected by the change.

Subsection 2.1.7. When materials and equipment regulated by this By-Law are replaced or altered in a building this By-Law applies to all replacements or alterations.

Subsection 2.1.8. Except in the case of Subsection 2.1.4. when a building or part thereof has heretofore been constructed and equipped this By-Law shall not be construed as requiring that the building must be reconstructed, altered or otherwise equipped unless an unsafe condition exists in or about such existing building, in which case this By-Law and the appropriate sections of Provincial and/or National Fire Codes, Electrical Codes and Health Acts would apply.

Subsection 2.1.9. When a building or structure is damaged by fire, flood, earthquake, decay, neglect or other causes, this By-Law applies to the repair or demolition of all parts of the building or structure, whether damaged or not.

Subsection 2.1.10. Site grading and/or asphalt or other permanent surfacing takes place which will affect the drainage characteristics of the site, this By-Law applies.

Subsection 2.1.11. This By-Law does not apply to one-storey buildings less than 120 square feet in ground area used or intended for:

- (a) agricultural, horticultural purposes or woodsheds.
- (b) animal or poultry raising.

Subsection 2.1.12. This By-Law does not apply to minor or non-structural repairs valued, as determined by the Building Inspector, at less than Five Hundred Dollars (\$500.00) made to buildings used or intended for:

- (a) single family dwellings.
- (b) private garages or residential accessory buildings.
- (c) agricultural, horticultural purposes, woodsheds.
- (d) animal or poultry raising.

Subsection 2.1.13. If any section, subsection, sentence, clause, or phrase of this By-Law is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this By-Law.

SECTION 2.2.

PROHIBITION

Subsection 2.2.1. It shall be unlawful for any person to commence or continue the construction of any part of the work referred to in Section 2.1. unless he has a valid and subsisting permit issued by the Building Inspector to carry out that part of the work.

Subsection 2.2.2. It shall be unlawful for any person to:

- (a) construct, cause to construct, or maintain any building or do any act contrary to or in a manner contrary to any direction, instruction, specification or provision contained in or adopted by this By-Law or any notice lawfully given or posted pursuant to the provisions of this By-Law or without any permit hereby required or contrary to the conditions upon which any permit has been issued pursuant to this By-Law.
- (b) refrain from doing or taking, or fail to do or take any act or precaution required to be done or taken prior to or in doing anything permitted, as in this By-Law or in any other regulation or specification adopted by this By-Law, or by any notice lawfully given or posted pursuant to the provisions of this By-Law, whether or not in any case it is expressly stated that the doing of or failure to do the thing mentioned shall be unlawful.

Subsection 2.2.3. It shall be unlawful to do any work that is at variance with the plans and specifications filed with the Building Inspector for the building or structure for which a permit has been issued unless such change has been approved in writing by the Building Inspector.

Subsection 2.2.4. It shall be unlawful for any person to use or occupy, or permit to be used or occupied, any building or part thereof until the building or part thereof complies with the health and safety requirements of the Village of Chase as evidenced by a valid and subsisting occupancy permit issued by the Building Inspector.

Subsection 2.2.5. It shall be unlawful for any person to occupy or use any building or part thereof contrary to the terms of any notice or certificate given by the Building Inspector under this By-Law.

Subsection 2.2.6. It shall be unlawful for any person, unless authorized by the Building Inspector, to reverse, alter, deface, cover, remove or in any way tamper with any notice or certificate posted upon or affixed to any building pursuant to any provision of this By-Law.

Subsection 2.2.7. It shall be unlawful for any person to erase, alter, or modify any application, drawings, or specifications after the same have been approved by the Building Inspector, or any drawings or specifications which have been filed for reference with the Building Inspector as part of the application for a permit.

Subsection 2.2.8. It shall be unlawful for any person to interfere with or obstruct the entry of the Building Inspector acting in the conduct of administration and enforcement of this By-Law.

SECTION 2.3. REFERENCED DOCUMENTS

Subsection 2.3.1. Unless otherwise specified or approved, materials used in fulfillment of the requirements of this By-Law shall conform to the appropriate standards referenced in the National Building Code, 1977 and amendments.

Subsection 2.3.2. In the case of a conflict between the provisions of this By-Law and those of a referenced document, the provisions of this By-Law shall take precedence.

Subsection 2.3.3. In the case of any conflict between the provisions of this By-Law and any other Village of Chase By-Law or Provincial regulation, the provisions of the more restrictive By-Law shall take precedence.

SECTION 2.4. DUTIES OF THE BUILDING INSPECTOR

Subsection 2.4.1. The Building Inspector shall:

- (a) administer the By-Law.
- (b) keep records of all applications received, permits or orders issued, inspections and tests made, and shall retain copies of all papers and documents connected with the administration of this By-Law.
- (c) establish whether any method or type of construction or material used in the construction of any building or structure conforms with the requirements and provisions of the Building Code.
- (d) cause a written notice to be delivered to the owner of any property directing him to correct any condition where, in the opinion of the Building Inspector, that condition constitutes a violation of this By-Law.

SECTION 2.5. POWERS OF THE BUILDING INSPECTOR

Subsection 2.5.1. The Building Inspector may:

- (A) enter any building or premises at any reasonable time for the purpose of administering and enforcing this By-Law.
- (B) direct that tests of materials, devices, construction methods, structural assemblies or foundation conditions be made, or sufficient evidence or proof be submitted, at the expense of the owner, where such evidence or proof is necessary to determine whether the material, device or construction method or foundation condition meets the requirements of this By-Law.

All the tests required by the Building Inspector shall be carried out in accordance with standard test methods of National testing authorities.

Copies of the results of all such tests shall be retained by the Building Inspector after construction is complete and shall form part of the public records.

(C) revoke or refuse to issue a permit where in his opinion the results of tests referred to above are not satisfactory.

(D) where any building, in whole or in part, is:

- (1) in contravention of this or any other By-Law of the Village of Chase; or
- (11) in the opinion of the Council is in an unsafe condition; or
- (111) is being constructed without a valid and subsisting permit;

order the immediate suspension of all construction or any portion of such building by attaching a notice to that effect to the said building and serve, or cause to be served, or any owner, tenant or occupier of the real property on which the said building stands, a notice, which shall;

- (a) state the reason for the stop work order, and/or
- (b) state that the said building shall, within 30 days after the date of mailing of the notice, be demolished, removed or brought up to standards specified by this By-Law.
- (c) be sufficiently served if mailed by return registered mail to the said owner at his address as it appears on the records of the Land Registry Office and to the tenant or occupier (if any) at his last known address.
- (d) if the said building is not demolished, removed or brought up to standards specified by this By-Law within the said period of thirty days the Building Inspector may, at the expense of the owner, cause such building to be demolished, removed or brought up to a standard specified by this By-Law and any expense thereby incurred by the Village of Chase may be recovered as a debt due the Village of Chase, in any court of competent jurisdiction.

SECTION 2.6.

PERMITS

Subsection 2.6.1. Where:

- (a) an application has been made, and
- (b) the proposed work set out in the application conforms with this and all other applicable By-Laws.
- (c) the applicant for a permit has paid to the Village of Chase the fee prescribed and set out in Schedule "C" attached hereto,

the Building Inspector may issue the permit for which application is made.

Subsection 2.6.2. EVERY PERMIT IS ISSUED UPON:

- (a) the condition that construction is to be started within six months from the date of issuing of the permit;
- (b) the condition that construction is not to be discontinued or suspended for a period of more than one year;
- (c) the condition that the permit is no longer valid if (a) or (b) is violated.
- (d) the condition that the exterior trim and finish of a new building, or a building that has been remodeled or moved, be completed within twelve months from date of issue of the Building or other Permit.

Subsection 2.6.3 THE APPLICATION REFERRED TO IN SUBSECTION 2.6.1. SHALL;

- (a) be made in the form prescribed by the Building Inspector in Schedule "D".
- (b) be signed by the applicant;
- (c) state the intended use of the building;
- (d) include copies in duplicate of the working plans and specifications, showing:
 - (1) a plot plan, basement detail, front, rear and side elevations, to scale,
 - (11) the proposed use of each room or floor area,
 - (111) the dimensions, and legal description, of the land on which the building is, or is to be, situated,
 - (1V) the grades and elevations of the streets and sewers abutting the land referred to in (111) above, when required by the Building Inspector,
 - (V) the position, height and horizontal dimensions of all buildings existing on the land referred to in (111) above,
 - (V1) a current survey of the building site by a registered Provincial surveyor, when required by the Building Inspector,
 - (V11) the technical information specified in other Parts of this By-Law required to be included on the drawings relating to those Parts, and,
 - (V111) such other information as is necessary to illustrate all essential features of the design of the building.
- (e) notwithstanding any other provisions of this By-Law, whenever in the opinion of the Building Inspector the character of the proposed work requires the technical knowledge of an architect or engineer the Building Inspector may require as a condition of the issuance or continuing validity of any permit that all drawings, specifications and plot plans, or any part thereof, be prepared and signed by and the construction carried out under the supervision of an architect or professional engineer registered in the Province of British Columbia.
- (f) contain any and all other information which in the opinion of the Building Inspector is necessary to establish compliance with this By-Law.

Subsection 2.6.4. THE BUILDING INSPECTOR MAY REVOKE A PERMIT WHERE THERE IS A VIOLATION OF -

- (a) any condition under which the permit was issued, or
- (b) any provision of this By-Law or the Building Code.

Subsection 2.6.5. No fee, or part thereof, paid to the Village of Chase shall be refunded if a start has been made on the construction of the building. If no start has been made, and the Building Inspector so certifies, the Treasurer may refund to the applicant such proportionate part of such fee as the Building Inspector shall recommend.

Subsection 2.6.6. The Building Inspector may issue a permit for the construction of part of a building before the entire plans and specifications for the whole building have been submitted or approved provided adequate information and detailed statements have been filed complying with all pertinent requirements of this By-Law. The issuance of the partial permit notwithstanding, the requirements of this By-Law apply to the remainder of the building, as if the partial permit had not been issued.

Subsection 2.6.7. TEMPORARY BUILDINGS

- (a) The word "Temporary" as used in this subsection shall mean a period not exceeding twelve months.
- (b) A person desiring to erect a temporary building, structure a shelter shall make application for a permit therefore, in writing, to the Building Inspector. The application shall be accompanied by:
 - (1) plans showing the location of the building on the site and construction details of the building.
 - (11) a statement of the intended use and duration of use, and
 - (111) a bond or certified cheque in the amount of two hundred dollars (\$200.00) which will guarantee that the building, structure or shelter will be removed entirely and the site left in a safe and sanitary condition when the permit has expired.
- (c) The Building Inspector may, if he is satisfied that the building, structure or shelter is safe for the stated use and duration, issue the permit for the temporary building, structure or shelter.

Subsection 2.6.8. If any construction for which a permit is required by this By-Law has been commenced before a permit has been issued by the Building Inspector, the owner of the real property on which the construction is being done shall pay to the Village of Chase double the fee prescribed and set out in Appendix "C" attached hereto, provided however that the maximum additional fee shall not exceed (\$250.00) two hundred and fifty dollars.

SECTION 2.7. RESPONSIBILITY OF THE OWNER

Subsection 2.7.1 Neither the granting of a permit nor the approval of the drawings and specifications nor inspections made by the Building Inspector shall in any way relieve the owner of such building from full responsibility for carrying out the work, or having the work carried out, in accordance with the requirements of this By-Law.

Subsection 2.7.2. It shall be unlawful to, and no person shall, start any work before the issuance of the necessary permit referred to in Subsection 2.6.1.

Subsection 2.7.3 Any owner of property for which a permit is issued shall be responsible for the cost of repair of any damage to the Village of Chase works that occurs as a result of the work covered by the permit.

SECTION 2.8.

DUTIES OF THE OWNER

Subsection 2.8.1. EVERY OWNER OF PROPERTY SHALL:

- (a) permit the Building Inspector to enter any building or premise at any reasonable time for the purpose of administering or enforcing this By-Law.
- (b) (1) obtain, where applicable, from the Village of Chase, permits relating to demolition, excavation, building, repair of buildings, zoning, change in classification of occupancy, swimming pools, sewers, water, plumbing, signs, canopies, awnings, marquees, blasting, street occupancy, electricity, building to be moved, and all other permits required in connection with the proposed work prior to commencement of such work;
- (11) prior to obtaining a permit for street occupancy for a sign, canopy, awning, marquee or other structure, obtain public liability and property damage insurance in respect of the said sign, canopy, awning or marquee or other form of street occupancy and file with the Village of Chase a Certificate of Insurance in the form prescribed in Appendix "E" attached hereto.
- (c) when required by the Building Inspector, give at least 48 hours notice to the Building Inspector of the intention to start work on the building site;
- (d) give at least 24 hours notice to the Building Inspector and obtain his inspection and approval:
 - (1) after the forms for footings and foundations are complete, but prior to the placing of any concrete therein;
 - (11) after removal of formwork from a concrete foundation and installation of perimeter drain tiles (when required) and damp proofing, but prior to backfilling against foundation;
 - (111) when framing and sheathing of the building are complete, including firestopping, bracing, chimney, ductwork, rough plumbing, gas venting, rough wiring, but before any insulation, lath or other interior or exterior finish is applied to conceal the structural frame.
 - (1V) after the building or portion thereof is complete and ready for occupancy but prior to occupancy taking place, of the whole or a portion of the building;
 - (V) as may otherwise be required by this By-Law.
- (e) obtain from the Building Inspector:
 - (1) prior to the occupancy of any building or part thereof, after completion of construction of the building or part thereof, or prior to any change in classification of occupancy of any building, or part thereof, an Occupancy Certificate in the form set out in Appendix "F" which certificate may be withheld by the Building Inspector until the building or part thereof complies with the requirements of the By-Law.

(11) written permission prior to resuming construction which has been suspended on any building.

- (f) where tests of any materials are made to ensure conformity with the requirements of this By-Law, transmit to the Building Inspector records of the test results.

Subsection 2.8.2. Prior to obtaining a permit the owner of a building, or part thereof, to be moved to a property within the Village of Chase, excepting a factory built mobile home, shall deposit with the Village of Chase a certified cheque in the amount of Five Hundred Dollars (\$500.00) or a surety bond in the amount of Five Hundred Dollars (\$500.00) issued by a guaranty company approved by the District Registrar of the Supreme Court and in a form satisfactory to the Village of Chase Solicitor to ensure that the exterior of the building or part thereof will be completed within one hundred and eighty days from the date of the issuance of the permit.

If the owner does not comply with the above, the Building Inspector shall notify the owner in writing stating how the building does not comply with this By-Law and directing him to remedy such non-compliance within thirty days from the date of said notice. If the non-compliance is not remedied within the said period of thirty days the surety bond in the sum of \$500.00 shall be forfeited to the Village of Chase.

SECTION 2.9. DOCUMENTS ON THE SITE

Subsection 2.9.1. The owner to whom a permit is issued shall, during construction, keep:

- (a) posted in a conspicuous place on the property in respect of which the permit was issued a copy of the building permit or a poster or placard in lieu thereof, and
- (b) a copy of the approved drawings and specifications, referred to in Subsection 2.6.3.(d) on the property in respect of which the permit was issued.

SECTION 2.10 EQUIVALENTS

Subsection 2.10.1. The provisions of this By-Law are not intended to limit the appropriate use of materials, equipment or methods of construction not specifically authorized herein. An owner desirous of providing an equivalent material, equipment or method of construction not specifically authorized by this By-Law shall submit to the Building Inspector sufficient evidence to satisfy the Building Inspector that the proposed equivalent will provide the level of performance required by this By-Law.

SECTION 2.11. TEMPORARY OCCUPANCY OF STREET FOR BUILDING PURPOSES

Subsection 2.11.1. A person desiring to occupy any street, or part thereof, or the air space immediately above such street, or part thereof, in connection with or incidental to the construction, maintenance or demolition of any building shall make application for a permit therefor to the Building Inspector. Such application shall contain, in a form satisfactory to the Village of Chase Solicitor, the undertaking of the owner to save harmless the Village of Chase against all claims, liabilities, judgements, costs and expenses which may accrue to or against the Village of Chase in consequence of or in any way incidental to the granting of such occupancy.

Subsection 2.11.2 No person shall occupy any street or part thereof or the airspace immediately above such street or part thereof for the construction, maintenance or demolition of any building without a permit to do so from the Building Inspector, or, when a permit has been obtained, in contravention of any restriction contained in such permit, or by depositing on such street or part thereof any material not required for immediate use in construction, maintenance or demolition of such building.

Subsection 2.11.3. The fee or fees payable for the issuance of a street occupancy permit for the use of any street or airspace above, or part thereof, shall be prescribed and set out in Appendix "C" attached hereto.

Subsection 2.11.4. The Building Inspector shall not authorize the occupation of any part of any street, or the airspace immediately above such part, beyond twenty feet from the property line, provided however that the Village Council may authorize the Building Inspector to issue a permit to any person for the use and occupancy of a greater part or area of any street, subject to such conditions and stipulations as the Village Council may deem expedient.

SECTION 2.12 CLIMATIC DATA

Subsection 2.12.1. Climatic Data for the design of buildings in the Village of Chase shall be as provided in Table 2.12.1.A.

Table 2.12.1.A (Forming part of Subsection 2.12.1.)

January 2½ per cent Design Temperature (C)	- 23
January 1 per cent Design Temperature (C)	- 26
July 2½ per cent Design Drybulb Temperature (C)	+ 33
July 2½ per cent Design Wetbulb Temperature (C)	+ 20
Annual Total Degree-days below 18 (C)	3860
Maximum Fifteen - minute Rainfall (mm)	13
Maximum One-day Rainfall (mm)	45
Annual Total Precipitation (mm)	397
Maximum Snow Load on the ground (KN/m ²)	2.5
	(52.2125 psf)
Wind Effects:	
Probability 1/10 (KN/m ²)	.30
Probability 1/30 (KN/m ²)	.36
Probability 1/100 (KN/m ²)	.44
Seismic Zone:	1

NOTE:

F	=	32 + 9/5 C
1mm	=	0.03937 inch
1 KN/m ²	=	20.885 psf.

Subsection 2.13.1.

- (a) Swimming pools shall be enclosed within a fence of not less than three feet six inches in height with no openings greater than four inches in their least dimensions, which shall enclose the pool itself or the entire premises on which the pool is situated. The fence shall be continuous except for points of access, which shall be equipped with a self closing gate or gates, so designed as to cause the gate or gates to return to a locked position when not in use, and secured by a spring lock located not less than three feet above grade, which can only be opened from the swimming pool side of the fence. For the purpose of this section swimming pool shall include any constructed or prefabricated pool used or intended to be used for swimming, bathing or wading, having a surface area exceeding 150 square feet or a depth of more than 18 inches.
- (b) Every fence enclosing every private swimming pool shall be maintained, by the owner or occupier of the real property upon which the same is located, in good order and repair.
- (c) Access shall be provided around the perimeter of all swimming pools, including those within a building, by means of a walkway not less than thirty inches wide and not more than eighteen inches above the water level of the swimming pool. The walkway shall have no obstructions and be readily accessible to those using the swimming pool.

Subsection 2.13.2.

Any awning projecting over public property shall:

- (a) not have any supports extending to the street,
- (b) be supported on iron or steel framework secured to the building,
- (c) be at least eight feet clear of the finished grade and at least two feet clear of the curb line,
- (d) not be permitted over a lane,
- (e) not interfere with fire escapes, traffic, utilities or municipal works,

Subsection 2.13.3.

Any canopy or marquee projecting over public property shall:

- (a) not have any supports extending to the street,
- (b) be of such construction so as to support the load requirements of this By-Law and meet the construction requirements of this By-Law,
- (c) be adequately drained,
- (d) be at least 9 feet clear of the finished grade and at least two feet clear of the curb line,
- (e) not be permitted over a lane,
- (f) not interfere with fire escapes, traffic, utilities, or municipal works.

Subsection 2.13.4.

- (a) No person shall move any building or structure from one parcel of land to another parcel of land without first obtaining a permit therefore.
- (b) Every application for a permit to move a building shall designate the present site of the building to be moved and the site to which the building is to be moved.
- (c) No building permit shall be issued until the time and the route of the moving have been approved by the Village of Chase Public Works Foreman.

Subsection 2.13.5. SITE GRADING AND DRAINAGE

- (a) The site shall be graded so that all buildings contained thereon are protected from surface water.
- (b) The site shall be graded to conform as nearly as possible to the adjacent natural land contours and elevations.
- (c) Drive in carports or any other structure constructed with a floor level below the grade of the adjacent street, or which otherwise may be subject to flooding by surface water, shall be equipped with a floor drain system approved by the Building Inspector.

SECTION 2.14. PENALTIES

Subsection 2.14.1. Every person who violates any of the provisions of this By-Law, or who causes, suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this By-Law, or who neglects or refrains from doing anything required to be done by any of the provisions of this By-Law, or who carries out or who suffers, causes or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this By-Law or who fails to comply with any order, direction or notice given under this By-Law shall be deemed to be guilty upon Summary Conviction of an infraction of this By-Law and shall be liable to the penalties hereby imposed. For each day that a violation is permitted to exist it shall constitute a separate offence.

Subsection 2.14.2. Any person who commits an offence against this By-Law is liable to a fine and penalty not exceeding Five Hundred Dollars (\$500.00) and costs, or in default of payment thereof, or in the alternative, to imprisonment for any period not exceeding two months.

Subsection 2.14.3. Where an offence against this By-Law is of a continuing nature it shall be lawful for the convicting Judge, in his discretion, to impose a fine against the offender not exceeding Fifty Dollars (\$50.00) for each day such offence is continued by him.

Subsection 2.14.4. No proceedings in respect of an infraction of this By-Law shall be instituted more than two years after the time when the subject matter of the proceedings arose.

Subsection 2.14.5. If any person shall be dissatisfied with a decision of the Building Inspector insofar as that decision relates to an interpretation of this By-Law or any portion thereof he may appeal to the Municipal Council of the Village of Chase for clarification, interpretation or amendment of that portion of the By-Law in question.

APPENDIX C

SCHEDULE OF FEES

A. BUILDING PERMIT FEES:

<u>DECLARED OR ASSESSED VALUE *</u>	<u>FEE</u>
\$1.00 to \$1,000.00	\$10.00
\$1,000.00 to \$50,000.00	\$2.00 per \$1,000.00
\$50,000.00 and over	\$1.00 per \$1,000.00 or portion thereof

Note:

Minimum Fee \$10.00

* As determined by authority having jurisdiction

B. RELATED BUILDING PERMIT FEES:

1. Separate Chimney/Fireplace Construction \$10.00
2. Demolition Permit \$10.00
3. Move Building \$10.00
4. Temporary Building Permit \$10.00
5. Single Wide Mobile Home Placement \$20.00

C. PLUMBING PERMIT FEE

Each Plumbing Fixture \$1.00

* Plus Construction value of new work on site such as:

Foundations, Basements, Additions, and Plumbing

C.S.A. approved double wide mobile homes and factory component homes
assessed at declared value, including factory installed plumbing.

(i.e. no plumbing fee required for factory installation)

D. For the use of part of the street during construction or
demolition a fee of..... \$ 10.00

CERTIFICATE OF INSURANCE

The _____
being an Insurance Company licensed to conduct business in the
Province of British Columbia hereby certifies that:

_____ is the holder of a Bodily Injury, Property Damage and Public
Liability Policy No. _____ which has been issued
in respect of: _____
located at: _____

and is in full force and effect and shall not be cancelled, expire
or be terminated without 30 (thirty) days prior notice in writing
has been filed with the Municipal Council of the Village of Chase,
herinafter referred to as the "Council".

A permit having been granted by the Village of Chase for: _____

at any time during the currency of this Policy, the said Policy
has been issued to indemnify the Village of Chase against loss
by reason of accidents which might result therefrom and it is
hereby understood and agreed that the insurance provided by this
Policy shall first be used to indemnify the Village of Chase
against all loss, costs, expenses, damages and claims arising,
from the liability imposed by law upon the said Village of Chase
for damage on account of bodily injuries accidentally sustained
including death resulting therefrom as well as property damage
sustained by the Village of Chase provided however that the
Insurers liability shall not in any event exceed the limits
named in this Policy.

THE LEGAL LIABILITY SHALL BE:

Public Liability:	One Person:	\$ 50,000.00
	Two or More Persons:	\$100,000.00
	Property Damage:	\$ 10,000.00

Any terms, conditions, agreements, or exclusions contained in
the Policy shall not be held applicable to the prejudice of the
Village of Chase.

Policy shall remain in full force and effect and shall not be
cancelled, expired, or be terminated without 30 (thirty) days
prior notice in writing having been filed with the Village of
Chase.

TELEPHONE
679-8914

VILLAGE OF CHASE

BOX 440, CHASE, B.C.

N^o 400

APPLICATION FOR PERMIT TO ERECT, ALTER, ADD TO, REPAIR, MOVE A BUILDING, CONSTRUCT A CHIMNEY, OR INSTALL PLUMBING OR A SEPTIC TANK.

Pursuant to the regulations applicable to the VILLAGE OF CHASE

I, being the owner or acting with the consent of the owner, hereby make application to

as shown on the accompanying plans at Zoned

Lot Block Plan District

Owner Address

Builder Address

Particulars

.....

.....

.....

.....

.....

.....

.....

.....

(Signature of applicant)

(Address)

Sample Only

PERMIT ISSUED ACCORDING TO THE ABOVE APPLICATION AND ACCOMPANYING PLANS AND TO THE APPLICABLE REGULATIONS

	Fee
Area of Building
Estimated Cost
Plumbing fixtures (number)
Septic Tank
Chimney
Move Building

PERMIT FEE RECEIVED AND PERMIT GRANTED

(Date)

Total permit fee

(Signature of Building Inspector)

VILLAGE OF CHASE

BUILDING BY-LAW # 165 1977

Read a first time this 10th day of NOVEMBER, 1977.

Read a ~~second~~ time this 10th day of NOVEMBER, 1977.

Read a third time this 24th day of NOVEMBER, 1977.

Reconsidered and adopted this 8th day of DECEMBER, 1977.


Ed M. Humphrey
Mayor

Shirley Timpany
Clerk

I hereby certify that this is a true and correct copy of the Village of Chase Building By-Law # 165, 1977.

Shirley Timpany
Village clerk

A true copy of By-Law No. 165
registered in the office of the Inspector
of Municipalities this 22nd day of
December 1977.
J. Wood
Deputy Inspector of Municipalities

VILLAGE OF CHASE
Box 440, Chase, B.C.
Phone 679-8914

BUILDING INSPECTION DEPARTMENT

Re: Permit No. _____

Date _____

FINAL OCCUPANCY CERTIFICATE

THE BUILDING LOCATED AT:

ADDRESS _____

LEGAL DESCRIPTION _____

IS APPROVED FOR OCCUPANCY

DATE: _____ INSPECTOR _____